

**WHAT IS CLAIMED IS:**

- 1 1. A system for establishing a lease agreement between a first party and a second  
2 party, wherein the lease agreement is executed over a computer network,  
3 comprising:  
4 a listing module configured to provide a list of units available for leasing;  
5 a scoring module configured to screen an applicant;  
6 a leasing module configured to provide a lease agreement and receive  
7 acceptance of the lease agreement; and  
8 a payment module configured to receive payment.
- 1 2. The system of claim 1, wherein the listing module is further configured to provide  
2 a vacancy forecast for prospectively available units.
- 1 3. The system of claim 2, wherein the listing module is further configured to provide  
2 a list of fees and deposits for each available unit and for each prospectively  
3 available unit.
- 1 4. The system of claim 1, wherein the scoring module screens the applicant based on  
2 a set of demographic information provided by the applicant.
- 1 5. The system of claim 4, wherein the scoring module further performs online credit  
2 checks.
- 1 6. The system of claim 5, wherein the scoring module further performs a real-time  
2 background check.
- 1 7. The system of claim 6, wherein the scoring module further allows a single  
2 application for multiple units.
- 1 8. The system of claim 7, wherein the scoring module is further configured to accept  
2 or deny the applicant.

- 1 9. The system of claim 8, wherein the scoring module is further configured to  
2 provide unit vacancy and yield management.
- 1 10. The system of claim 1, wherein the leasing module is further configured to  
2 provide a single or joint application lease.
- 1 11. The system of claim 10, wherein the leasing module is further configured to  
2 determine the security deposit.
- 1 12. The system of claim 11, wherein the leasing module is further configured to  
2 accept an electronic signature from the applicant.
- 1 13. The system of claim 1, wherein the payment module is further configured to  
2 accept an electronic payment.
- 1 14. The system of claim 13, wherein an electronic payment comprises a credit card  
2 payment, electronic funds transfer payment, or an online check payment.
- 1 15. The system of claim 14, wherein the payment module is further configured to  
2 send periodic billing statements, process periodic payments, and keep payment  
3 records for an established lease.
- 1 16. The system of claim 1, further comprising a commerce module configured to  
2 provide electronic services and information services to the applicant.
- 1 17. The system of claim 16, wherein the electronic services comprise stock quotes,  
2 bill payments, and third party transactions.
- 1 18. The system of claim 16, wherein the information services comprise concierge  
2 service and to-do checklist reminders.

1 19. A method for establishing a lease agreement between a first party and a second  
2 party, wherein the lease agreement is executed over a computer network,  
3 comprising:

4 providing to a first party a list of units available for leasing;  
5 receiving from the first party a request to lease a unit;  
6 screening the first party;  
7 compiling a lease agreement pertaining to the first party, a second party,  
8 and the requested unit;  
9 presenting the lease agreement;  
10 receiving from the first party approval of the lease agreement; and  
11 receiving payment from the first party.

1 20. The method of claim 19, wherein the providing step further comprises:  
2 providing a list of currently available units; and  
3 providing a list of prospectively available units.

1 21. The method of claim 20, wherein the screening step further comprises:  
2 receiving a set of demographic information;  
3 scoring the first party based on the demographic information; and  
4 determining the suitability of the first party based on the score.

1 22. The method of claim 21, wherein the receiving payment step further comprises:  
2 receiving credit card information from the first party;  
3 receiving payment approval from the first party;  
4 providing the credit card information to a credit card processor; and  
5 receiving a payment confirmation from the credit card processor.

1 23. The method of claim 22, further comprising the steps of:  
2 providing a payment status based on the payment confirmation; and  
3 presenting a payment receipt to the first party.

1    24.    A computer readable medium having stored thereon one or more sequences of  
2           instructions for causing one or more microprocessors to perform the steps for  
3           establishing a lease agreement between a first party and a second party, wherein  
4           the lease agreement is executed over a computer network, the steps comprising:  
5                  providing a first party a list of units available for leasing, comprising:  
6                          a set of currently available units; and  
7                          a set of prospectively available units;  
8                  receiving from the first party a request to lease a unit;  
9                  receiving a set of demographic information pertaining to the first party;  
10                  scoring the first party based on the demographic information;  
11                  determining the suitability of the first party based on the score;  
12                  compiling a lease agreement pertaining to the first party, a second party,  
13           and the requested unit;  
14                  presenting the lease agreement to the first party;  
15                  receiving from the first party approval of the lease agreement;  
16                  receiving from the first party electronic payment information;  
17                  processing the electronic payment;  
18                  providing a payment status to the first party; and  
19                  presenting to the first party a payment receipt upon successful completion  
20           of the electronic payment transaction.